



**THE ELSTERNWICK BOWLS CLUB
COMMUNITY ADVISORY COMMITTEE**

MINUTES

**Thursday, 6th November 2025
6pm – 7:35pm**

***Caulfield Cup Room, Glen Eira Town Hall
Cnr Hawthorn and Glen Eira Roads, Caulfield
and Online via Teams***

Attendees:

<i>Councillors:</i>	Cr Simone Zmood (Chair)	Councillor committee member
	Cr Margaret Esakoff	Councillor committee member
	Cr Sam Parasol	Councillor committee member
<i>Community Representatives:</i>	Janice Iloni	Community committee member
	Rosemary Cho	Community committee member
	Sue Pennicuik	Community committee member
	Theodore Della Bosca	Community committee member
	Tim Ryder	Community committee member
<i>Council Officers:</i>	Rosa Zouzoulas	Director Planning and Place
	Matt Slavin	Manager City Futures
	Matthew Barbetta	Coordinator Open Space
	Leigh Northwood	Strategic Property Manager
	Sophie Paterson	Acting Manager Public Affairs
	Freya Keam	Community Engagement Advisor
Apologies:		
<i>Community Representatives:</i>	Andrew Roberts	Community committee member
	Danielle Herz	Community committee member
	Desiree Lucchese	Community committee member
	Heather Mallinson	Community committee member
	Tim Ryder	Community committee member
	Valentine Gnanakone	Community committee member
<i>Council Officers:</i>	Rosa Zouzoulas	Director Planning and Place
	Sophie Paterson	Acting Manager Public Affairs

1. Welcome

Cr Simone Zmood (Chair)

Cr Zmood welcomed the Committee, noted apologies, and acknowledged Traditional Owners and Custodians.

2. Reminder to declare conflicts of interest Cr Simone Zmood (Chair)

Nil.

3. Actions items from previous meeting Cr Simone Zmood (Chair)

Item	Action	Update	Responsible Officer	Status
Building Use	To present preliminary building use analysis for feedback.	Present as part of 6th Nov CAC meeting.	Matt Barbetta	Ongoing

4. Summary of meeting minutes from previous meeting Cr Simone Zmood (Chair)

The previous meeting was held on Monday 13 August 2025. The minutes were noted at the 2 September 2025 Ordinary Council Meeting.

Previous minutes included the presentation of revised concept plans with improved accessibility, larger play area, reduced pavilion, refined streetscape, and heritage material reuse. The community engagement responses were displayed within the meeting room and other items discussed included the naming process which will be presented in coming months.

5. Items for Discussion

5.1 Presentation of engagement findings

The Engagement Team delivered an overview of the phase two feedback findings received during September/October. A total of 291 feedback submissions were received. Additionally, three targeted engagement workshops were conducted: Youth Engagement Team, Sholem Aleichem College, and Disability Reference Committee. Key observations included:

- Overall responses were mainly very positive or positive across all areas
- 60% of comments shared what they liked
- 39% of comments shared new ideas

Committee members feedback was positive overall and that the proposed space will provide benefits or meet needs that aren't currently being addressed. Design concerns and feedback from the community were discussed and resolved in item 5.2.

Cr. Zmood asked if St Josephs had been engaged. The Engagement Team advised in-person sessions couldn't be held due to school holidays and the St Joseph school community was informed via their school newsletter.

5.2 Feedback and Design Response

The City Futures Team presented an overview of the community feedback and what elements of the design might need to be considered. Eight main design responses, active space, shade sails, fitness trail/exercise equipment, barbeque facilities, lighting, water play, water features, and diversity of play were presented and discussed at length by the Committee and the decisions by the Committee were:

- Preference was for a design that emphasised passive elements rather than incorporating active play/spaces.
- Shade to be incorporated into the playground equipment design or allow for future addition if needed.
- The inclusion of dedicated fitness equipment will not be pursued.
- Barbeque space will be provided in the open space but explored as part of the building design and decking area.
- Lighting to the access path to the building and surrounds – and along the main north-

- south path. No lighting provided for evening / night time use of the open space.
- The inclusion of water play and water features will not be pursued.
- Play space design intended for ages 0-12 and will be considered in more detail in the next phase.

5.3 Building Use Options

Matt Slavin introduced Leigh Northwood, Strategic Property Manager to the Committee. Leigh outlined plans for the future use of the Elsternwick Club building, highlighting the main goals and assessment principles. Proposed early options for committee feedback include a social enterprise café/catering hub, bookable event space, and outdoor work and relaxation areas. The Committee was supportive of the uses suggested.

A committee member raised the risk associated with low bookings. Leigh advised as part of the Community Infrastructure Plan and the development of a Recreation Strategy a key and important observation was that many other facilities lack smaller, acoustically treated rooms designed for specific purposes, and they often compete with other clubs and activities for use. This will be an important learning when considering the design of the building and the uses.

A committee member raised questions about how the club's heritage and history fit into the overall concept. The group discussed these concerns. This will be addressed during the building design phase and the detailed design of the landscape.

5.4 General Business

The feedback taken from the Committee will be put to the designers so they can make amendments to the design which will then be presented at the Ordinary Council Meeting on the 16 December.

The committee to regroup early next year to discuss next steps.

6. Next meeting: TBC early 2026 (onsite)